

PHA Plans

Streamlined Annual Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2008

Housing Authority of Indiana County

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Indiana County

PHA Number: PA048

PHA Fiscal Year Beginning: 07/2008

PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units: 185

Number of S8 units: 520

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Kelly L. Hicks, Executive Director Phone: 724-463-4745 TDD: 724-463-4730

Email (if available): kellylhicks@comcast.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA

☐ PHA development management offices

☒ Main administrative office of the local, county or State government

☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices

☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- ☒ 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- ☒ 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- ☒ 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- ☒ 4. Project-Based Voucher Programs
- ☒ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. No

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 8
2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 8

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? All sites that meet their occupancy needs and/or income level.
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☒ PHA main administrative office
 - ☒ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)
2. Program Description:
- a. Size of Program
☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?
- b. PHA-established eligibility criteria
☐ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:
- c. What actions will the PHA undertake to implement the program this year (list)?
3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☒ Yes ☐ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
- ☒ low utilization rate for vouchers due to lack of suitable rental units
 - ☒ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
- 24 units, White Township, Indiana Co., census tract 9608
 - 8 units, West Wheatfield Twp., Indiana Co., census tract 9615
 - 24 units, White Township, Indiana Co., census tract 9608

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Commonwealth of Pennsylvania
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

1. Rehabilitation of existing public housing stock in a manner that is sensitive to the need for accessibility and visitability by persons with disabilities;
2. Conversion of underutilized, less marketable, or non-accessible public housing units into unit configuration that are more marketable and/or handicapped accessible;
3. Collaboration with other housing providers to insure housing needs are met;
4. Maintain and increase public/private partnerships;
5. Meet or exceed HUD income targeting requirements;
6. Supportive services that support the aging in place of senior residents.

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

a. As part of its strategy for addressing the housing needs in this state, the Consolidated Plan of the Commonwealth of Pennsylvania sets out specific priorities. The plan indicates “the Commonwealth will give priority to housing projects that serve very low-income households (up to 50% of median family income for the area).”

The Housing Authority of Indiana County addresses these needs through the operation of its public housing and Section 8 rental assistance programs, as well as the ten (10) additional properties that we manage which were financed through mixed finance development and/or the Low-Income Housing Tax Credit program to serve low-income households.

b. The Plan outlines specific “*Goals and Action Steps*” to address Pennsylvania’s housing needs. The first of these stated goals is to “improve the quality of rental housing stock through rehabilitation”.

HUD provides funding for capital improvements to our public housing stock. Our 5-Year Plan outlines how we intend to maintain and improve these units. HAIC also continues to pursue development of additional affordable housing in areas where need is justified, typically in small, rural communities that have seen little or no economic growth or development. New construction in these areas revitalizes those neighborhoods and encourages further growth.

c. Another goal in the Consolidated Plan is to “improve rental housing opportunities”. In this section, the Plan lists “several rental needs, such as....preservation of the existing housing rental stock, are critical”. HAIC works toward this goal in several ways:

- 1) modernization of existing public housing stock as mentioned above; and
- 2) enforcement of Housing Quality Standards and local codes in units assisted through the Section 8 Housing Choice Voucher program, which helps to insure the long term viability of those rental units.

d. One of the “*Primary Measures*” listed in the subsection referenced above is increasing the “number of affordable units developed for low-income households”.

Through our non-profit affiliate, the Housing Alliance of Indiana County, HAIC has successfully developed 14 affordable housing communities not only in Indiana County, but throughout Western Pennsylvania. In 2007, we completed construction of 24 affordable housing units for families in White Township, Indiana County. The Housing Authority will serve as management agent for this site and will also provide project-based Section 8 Housing Choice Vouchers for all 24 units. There is sufficient property available at the site to construct up to 72 affordable housing units in three phases. A funding application has been submitted for the second phase. In 2005, we completed construction of 24 affordable housing units for those aged 55 and over in White Township as well. The Housing authority also manages this site. Both of the White Township sites are located in a census tract with the highest per capita income in the county, as well as the best access to employment, public transportation, and other services.

- e. The need for a “continuum of care to address the economic, social and health problems of the homeless” is also a goal outlined in the Commonwealth’s plan.

HAIC leases space at public housing Project PA 48-4 for a token fee of \$1 to the Indiana County Community Action Program (ICCAP), thereby enabling that agency to operate our county’s only emergency shelter program for the homeless. We actively coordinate with ICCAP to help address their client’s long-term housing needs through public housing or Section 8 Housing Choice Vouchers. Social service needs of shelter residents are met through interagency referrals.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Attachment PA048a01

FY 2008 Agency Plan

Housing Authority of Indiana County

Description of Activities Relating to Violence Against Women Act

**Housing Authority of Indiana County
Attachment PA048a01
FY 2008 Agency Plan**

**DESCRIPTION OF ACTIVITIES RELATING TO
VIOLENCE AGAINST WOMEN ACT**

The Housing Authority of Indiana County has undertaken the following activities relating to the Violence Against Women Act (VAWA):

- 1) Amended leases and Housing Assistance Payments contracts to reflect provisions of the VAWA;
- 2) Amended the Public Housing Admissions & Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan (HCV Admin. Plan) to implement requirements of the VAWA;
- 3) Notified all Public Housing residents and HCV participants, landlord and managers of their rights and responsibilities in accordance with the VAWA;
- 4) Distributed information to all applicable parties listed above, as well as local service providers, detailing the provisions of the VAWA;
- 5) Formed partnerships with the following agencies to provide assistance to victims of domestic violence and their families:
 - a. Alice Paul House, PO Box 417, Indiana PA
Service Description:
 1. 24-hour advocacy service for domestic violence and sexual assault victims;
 2. Crime / Rape victim services;
 3. Emergency shelter;
 4. Children's counseling and support groups;
 5. Support groups for domestic violence and sexual assault victims;
 6. Domestic violence and sexual assault prevention and education programs for ages pre-school through senior citizens;
 7. 24-hour crisis intervention hotline;
 8. 24-hour intake center;
 9. All services are free and confidential.
 - b. The Open Door, 334 Philadelphia Street, Indiana, PA
Service Description:
 1. 24-hour crisis intervention hotline;
 2. Professional counseling services for individuals, groups, or families;
 3. Information and referral services;
 4. Prevention, education, support and outreach services;
 5. Fee for services based on income.

**Attachment PA04b01
FY 2008 Agency Plan
Housing Authority of Indiana County**

**Certification Regarding Section 8
Project-Based Housing Choice Vouchers**

**Housing Authority of Indiana County
Attachment PA048b01
FY 2008 Agency Plan**

**CERTIFICATION REGARDING
SECTION 8 PROJECT-BASED HOUSING CHOICE VOUCHERS**

The Housing Authority of Indiana County intends to utilize 56 housing choice vouchers for the provision of Section 8 project-based housing choice vouchers during the coming year.

Such action is consistent with our Agency Plan for the following reasons:

- There are an extremely limited number of rental units available within Indiana Borough and White Township that fall within the allowable Fair Market Rents or the 120% Housing Choice Voucher Payment Standard adopted by HAIC. Provision of project-based assistance in these areas allows Section 8 participants greater housing choice in an area where they would not normally be able to find housing, which in turn provides better utilization of our Section 8 Housing Choice Voucher Program.
- There are only nine (9) units of rental housing available in the entire West Wheatfield Township, therefore, the eight PBA units in that municipality insure the availability of adequate and affordable housing to low-income individuals in that rural area.

HAIC participates in Section 8 PBA housing development through our non-profit affiliate. We also serve as management agent for these sites. Both functions coincide with Strategy #1 as included in our Agency Plan in that we are:

Pursuing housing resources other than public housing or Section 8 tenant-based assistance; and

Maintaining or augmenting our public/private partnerships that allow us to manage affordable housing throughout Indiana County.

Also, the project-based Section 8 housing choice vouchers provided at these particular sites is consistent with the goals of deconcentrating poverty and expanding housing opportunities, especially in the case of the properties located in census tract 9608, which has the highest per capita income in the county.

Housing Authority of Indiana County FY 2008 Agency Plan Attachment PA048c01

FY 2007 Capital Fund Program Performance & Evaluation Report

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0		
2	1406 Operations	32,000	0		
3	1408 Management Improvements	0	0		
4	1410 Administration	24,636	19,114		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	25,000	29,700		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	165,000	191,830		
11	1465.1 Dwelling Equipment— Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	246,636	240,644		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 compliance	102,000	100,000		
24	Amount of line 21 Related to Security – Soft Costs	0	0		
25	Amount of Line 21 Related to Security – Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	63,000	91,830		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program Grant No: PA28P04850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 48-5 Tate Terrace	504 / UFAS Accessibility	1460	1	102,000	100,000			
PA 48-5 Tate Terrace	HVAC Replacement	1460	18	63,000	91,830			
PHA Wide	A/E Fees	1430		20,250	24,200			
PHA Wide	Asbestos Testing & Certification	1430		0	1,200			
PHA Wide	Environmental Review	1430		750	300			
PHA Wide	Advertising / Sundry	1430		4,000	4,000			
PHA Wide	Administration	1410		24,636	19,114			
PHA Wide	Operations	1406		32,000	0			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

[illegible]

**Housing Authority of Indiana County
FY 2008 Agency Plan
Attachment PA048d01**

**FY 2008 Capital Fund Program
Annual Statement**

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	30,280			
3	1408 Management Improvements	0			
4	1410 Administration	24,064			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	56,300			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	130,000			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	240,644			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	130,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 48-3 Saltsburg Heights	504 / UFAS Accessibility (Combining FY 2008 & FY 2009 CFP grants to convert 4 existing units to one 2-BR & one 3 BR H/C accessible unit)	1460	1	130,000				
PHA Wide	A/E Fees	1430		50,000				
PHA Wide	Environmental Review	1430		300				
PHA Wide	Advertising / Sundry	1430		6,000				
PHA Wide	Administration	1410		24,064				
PHA Wide	Operations	1406		30,280				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

[illegible]

**Housing Authority of Indiana County
FY 2008 Agency Plan
Attachment PA048e01**

**FY 2009 – FY 2012
Capital Fund Program
Five Year Action Plan**

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of Indiana County				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
PA 48-1 Conemaugh Terrace					Roof & Window Replacements
PA 48-3 Saltsburg Heights		504 / UFAS Compliance (Combining FY 2008 & FY 2009 CFP grants to convert 4 existing units to one 2-BR & one 3 BR H/C accessible unit)			
PA 48-4 Black Lick Manor				504 / UFAS Compliance Window Replacements	
PA 48-5 Tate Terrace			Siding & Exterior Door Replacements		
PA 48-6 McGregor Manor			Roof & Window Replacements		
PHA Wide		Operations	Operations	Operations	Operations
PHA Wide		Administration	Administration	Administration	Administration
PHA Wide		A/E Fees	A/E Fees	A/E Fees	A/E Fees
PHA Wide		Environmental Review	Environmental Review	Environmental Review	Environmental Review
PHA Wide		Advertising / Sundry	Advertising / Sundry	Advertising / Sundry	Advertising / Sundry
CFP Funds Listed for 5-year planning		\$240,644	\$240,644	\$240,644	\$240,644
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA 48-3 Saltsburg Heights	504 / UFAS Compliance (Combining FY 2008 & FY 2009 CFP grants to convert 4 existing units to one 2-BR & one 3 BR H/C accessible unit)	\$186,580	PA 48-5 Tate Terrace	Siding & Exterior Door Replacements	56,330
				PA 48-6 McGregor Manaoor	Roof & Window Replacements	100,000
	PHA Wide	Operations	\$30,000	PHA Wide	Operations	\$30,000
	PHA Wide	Administration	\$24,064	PHA Wide	Administration	\$24,064
	PHA Wide	A/E Fees	0	PHA Wide	A/E Fees	\$25,500
	PHA Wide	Environmental Review	0	PHA Wide	Environmental Review	\$750
	PHA Wide	Advertising / Sundry	0	PHA Wide	Advertising / Sundry	\$4,000
Total CFP Estimated Cost			\$240,644			\$240,644

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
	Activities for Year : <u> 4 </u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u> 5 </u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PA 48-4 Black Lick Manor	504 / UFAS Compliance (conversion of 2 units into one fully H/C accessible unit) Window Replacements	\$160,000	PA 48-1 Conemaugh Terrace	Roof & Window Replacements	150,000
	PHA Wide	Operations	\$26,380	PHA Wide	Operations	\$35,630
	PHA Wide	Administration	\$24,064	PHA Wide	Administration	\$24,064
	PHA Wide	A/E Fees	\$26,000	PHA Wide	A/E Fees	\$26,000
	PHA Wide	Environmental Review	0	PHA Wide	Environmental Review	\$750
	PHA Wide	Advertising / Sundry	\$4,200	PHA Wide	Advertising / Sundry	\$4,200
Total CFP Estimated Cost			\$240,644			\$240,644